

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,  
WALTER JAUDON, ALLISON GRASS, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHB Y, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 20, 2017 5:15-16 P.M. 2 GEORGE STREET  
7:16 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 342 N. NASSAU ST. (EAST CENTRAL) APP. NO. 176-20-B1  
(459-01-01-046,047 AND 048)

Request variance from Sec. 54-353 to allow a subdivision for 4 attached dwelling units with (Lot A) and (Lot D) that do not meet minimum lot frontage requirements (16-ft. required).

Request variance from Sec.54-347.1 to allow for 4 attached dwelling units with (Lots B and C) having hvac platforms to encroach within the 10-ft. required buffer setback from the critical line.

Request variance from Sec. 54-353 to allow construction of an attached dwelling unit and hvac platform (Lot D) having a 0-ft. south side setback (10-ft. required). Zoned DR-2F.

Owner-City of Charleston/Applicant-JJR Affordable Housing Development, LLC

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

MADE BY: SECOND: VOTE: FOR AGAINST

2. 284 KING ST. (ANSONBOROUGH) (457-04-04-043) APP. NO. 176-20- B2

Request special exception under Sec. 54-220 to allow a 10-unit accommodations use (2<sup>nd</sup> and 3<sup>rd</sup> floors) in a GB-A (General Business Accommodations) zone district.

Request special exception under Sec. 54-511 to allow 3,819sf of retail space (1<sup>st</sup> floor) without off-street parking spaces (7 spaces required); 7 spaces are grand fathered by previous office use).

Zoned GB-A.

Owner-King & Society, LLC/Applicant-Neil Stevenson Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval of the special exception to allow 3,819 square feet of retail use on the ground floor without providing any off-street parking.

Approval of the special exception to allow a 10 unit accommodations use on the 2nd and 3rd floors with conditions: 1) that the City receives a final order from a judge confirming the right of access over 21 George Street to the 25 George Street property (TMS 4570404118) for the required 7 valet parking spaces and the appellants rights have been exhausted or the City receives a final agreement between the 21 George Street HOA and the owners of 25 George Street, and 2) that we receive a minimum 10-year lease for the required parking. Both

conditions must be satisfied before the City grants any permits to do work at 284 King Street to convert the upper floors to the accommodations use.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 5 AGAINST 0  
\*L.Krawcheck abstains.

---

3. RIVERLAND DR. (340-00-00-029) APP. NO. 176-20-B3

Request variance from Sec. 54-824 to allow a subdivision to create two lots with (Lot B) not having frontage on a public right-of-way (50-ft. required).  
Zoned SR-1.  
Owner/Applicant-Carl H. Wohlfeil

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition: only one driveway access to Riverland Drive to be shared.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0

---

4. 959 ASHLEY AVE. (WAGENER TERRACE) APP. NO. 176-20-B4  
(463-11-01-040)

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension of a non-conforming building footprint (garage) that extends a non-conforming 0-ft. rear setback (3-ft. required).  
Zoned SR-2.  
Owners-Amanda & Paul Gurski/Applicant-Jodi Crosby

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 6 AGAINST 0

---

5. 31 HASELL ST. (ANSONBOROUGH) (458-05-01-068) APP. NO. 176-20-B5

Request variance from Sec. 54-301 to allow an addition (covered stoop) with a 0-ft. east side (6-ft. required).  
Zoned STR.  
Owner-Dr. Scott Edwards/Applicant-Glen Gardner

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 4 AGAINST 0  
\*L.Krawcheck, M.Robinson recused.

---

6. 241-243 EAST BAY ST. (ANSONBOROUGH) APP. NO. 176-20-B6  
(458-05-03-031)

Request special exception under Sec. 54-220 to allow a 2-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owner/Applicant-241-243 East Bay Holdings, LLC

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0  
\*A.Grass abstains.

---

7. ASHLEY RIVER RD. (351-10-00-037) APP. NO. 176-20-B7

Request special exception under Sec. 54-206 to allow a Mini-warehouse self storage facility in a GB (General Business) zone district.  
Owner-Morris Sokol LLC II/Applicant-Tony Berry

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0  
\*R.Appel recused.

---

8. 10 HAYNE ST. (458-05-03-004) APP. NO. 176-20-B8

Request special exception under Sec. 54-220 to allow a 1-unit accommodations use (2<sup>nd</sup> floor) in a GB-A (General Business-Accommodations) zone district.  
Owner-RB Historic Charleston Restaurant, LLC/Applicant-Hellman Yates & Tisdale, PA

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 6 AGAINST 0

---

9. 529 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 176-20-B9  
(460-12-02-081)

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owner-529 King Investors, LLC/Applicant-Goff D’Antonio Associates

**BOARD OF ZONING APPEALS—ZONING/JUNE 20, 2017**  
**PAGE 4**

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 6 AGAINST 0

APP. NO. 176-20-B10

Request special exception under Sec. 54-511 to allow 1,427sf of inside patron use area for a restaurant use without required off-street parking spaces (10 spaces required).

Zoned GB.

Owner-Charleston Living, LLC/Applicants-Ben Tuffias, Matteo Rapallini

WITHDRAWN 0

DEFERRED 0

**MOTION:** Approval of the special exception to allow 1,427 square feet of interior patron use area on the ground floor without providing any off-street parking with conditions: 1) that the restaurant use shall not include an open flame or stove that would require installation of a hood, and 2) that all garbage and recycling is stored within the building.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

APP. NO. 176-20-B11

Request variance from Sec. 54-283 (Daniel Island Master Plan) to allow a total fence height of 6-ft. (Ordinance limits height to 5-ft. within the side street Front Setback Zone on corner lots and within the Front Setback Zone).

Zoned DI-R.

Owner-Kelly Gottlich/Applicant-Fencecraft

WITHDRAWN 0

DEFERRED 0

MOTION: Disapproval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 6 AGAINST 0

APP. NO. 176-20-B12

MOTION: Approval.

MADE BY: R.Appel SECOND: M.Smith VOTE: FOR 5 AGAINST 0

\*L.Krawcheck, Chairman did not vote.

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.